



Date:	5/2/2017
LPC Docket #:	LPC-19-8768
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 38 West 10th Street

Borough: Manhattan

Block: 573 **Lot:** 23

Historic District: Greenwich Village Historic District

Description: An altered Anglo-Italianate style rowhouse built in 1858. Application is to modify the front façade and rooftop and to install an areaway gate.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the simplification of the details at the front façade was not completed as a comprehensive early 20th century modernization, nor is it part of a later cohesive redesign, therefore the restoration of the front façade to match its original condition, including the cornice, fenestration, and brownstone stucco façade treatment will not result in any damage to or destruction of any significant architectural modifications to the building;
- that the existing studio window, which is in a deteriorated condition, was not installed as part of a comprehensive early 20th century modernization and was not connected with any specific artist(s), and its removal will allow the façade to be restored to its original appearance, resulting in a more cohesive row of townhouses;
- that raising the parapet at the visible west façade of the building will not detract from any significant features of the existing façade nor overwhelm the proposed restored features of the front façade;
- that the proposed gate at the areaway will match the details of previously approved areaway gates found at other buildings within the row and will result in a consistent streetscape;
- and that the façade work will enhance the special architectural character of the building and the row.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law